



Old Camp Farm

Brighton Road, Monks Gate, Horsham, West Sussex, RH13 6JD

Batcheller
Monkhouse

OLD CAMP FARM

A detached property, superbly set in generous landscaped gardens, with great potential to extend or replace to form a modern country house (subject to consents). Approximately 7.75 acres with a further 3.45 acre paddock available.

- Detached Scandia-Hus
- Potential to extend or replace (subject to consents)
- 2/3 Reception Rooms
- 3/4 Bedrooms
- Double Garage
- Beautiful landscaped gardens of over 7 acres
- Mature Vistas and Lawned Avenues
- Drive and Parking Sweep
- Approximately 7.75 acres (3.14 hectares)
- Further Paddock Available of Approximately 3.45 acres (1.40 hectares)



AMENITIES

Old Camp Farm lies on the edge of Monks Gate, between the villages of Nuthurst with its school, Parish Church and public house, and Mannings Heath with its village stores, golf club and cricket club. The property is conveniently located just over 3 miles from the popular town of Horsham with pedestrianised shopping facilities, excellent restaurants, numerous festivals/events and a regular railway service to London Victoria and London Bridge. There are excellent independent and state schools in the area and Ofsted rated "Outstanding" nurseries locally for younger children in Lower Beeding. The property is also well located for racing at Goodwood, show jumping and dressage at Hickstead, polo at Knepp Castle and Cowdray with theatres at Horsham, Crawley, Guildford, Chichester and Brighton. There are excellent sports facilities in both Horsham and Crawley, a tennis club and a cricket pitch at Lower Beeding and spa facilities in both Cisswood and South Lodge Hotels. The property sits in a well connected location with excellent walking and bridlepaths and good road communications via the A23/M23 to Gatwick Airport and the national motorway network.

DESCRIPTION

The property is a detached Scandia-Hus with brick elevations under a tiled roof. It has excellent insulation qualities including triple-glazed windows and offers flexible family accommodation or scope for improvement or adaption to suit any tastes including extension or potential replacement subject to appropriate consents being obtained.

It was built about 28 years ago and the accommodation comprises an entrance porch with door opening to entrance hall, cloakroom with WC, wash basin and corner shower unit and a deep built-in cupboard housing insulated hot water tank. Glass panelled double doors open to a double-aspect sitting room with fireplace with built-in multi fuel burner and glazed door opening onto a southerly facing paved patio. Further glass panelled double doors open to central living area including breakfast room and study recess and kitchen with fitted units. A further door leads to the utility room/boot room with additional units, plumbing for washing machine, drier and a built-in airing cupboard and door to large rear porch with log storage bays.

The principal bedroom is double aspect and is particularly spacious with fitted wardrobes and en-suite bathroom with bath, wash basin and WC. There is





a second ground floor double aspect double bedroom with fitted wardrobes which has most recently been used as a formal dining room. On the first floor a turning staircase leads to a landing which provides access to a double bedroom with fitted wardrobes and glazed door to a large balcony overlooking the garden and stunning vistas, a second large double bedroom and family shower room with corner shower, WC and wash basin.

There is a detached large double garage/workshop with up-and-over door and concrete floor.

OUTSIDE

The property is approached via an impressive tree-lined drive shown coloured brown on the plan over which the house will have a right of way. This leads to the entrance and a gravelled parking sweep beside the house. What sets this property apart from others are the mature landscaped residential gardens and grounds which include a mixed species orchard, a variety of shrubs, specimen rhododendrons and azaleas, bluebell woods, herbaceous borders, specimen trees, an arboretum and mixed coniferous, deciduous wooded areas interspersed with lawned walkways and vistas providing a fantastic setting to the house. The vistas extend to the neighbouring racing gallops in one direction and to views into the High Weald AONB in another.

Further Paddock Available: A level paddock to the south, is available in addition if required. It extends to about 3.45 acres (1.40 hectares) and is shown hatched blue on the accompanying plan.

DIRECTIONS

From Horsham, proceed south-eastwards on the A281 Brighton Road towards Cowfold. After approximately 1 mile beyond Mannings Heath, shortly after passing the right-hand turning to Nuthurst, the main tree-lined entrance drive will be reached on the left. Proceed for a short distance along this drive and then take the right-hand drive into the property.

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Park House, North Street, Horsham, West Sussex, RH12 1RL

Telephone: 01403 215100 www.horsham.gov.uk

Services (not checked or tested): Mains electricity and water. No gas. Private drainage.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number: WSX394502

RMP/26/04/18

VIEWINGS

For an appointment to view please contact our Pulborough office:

T: 01798 872081 E: sales@batchellermonkhouse.com



Additional Paddock Available



Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

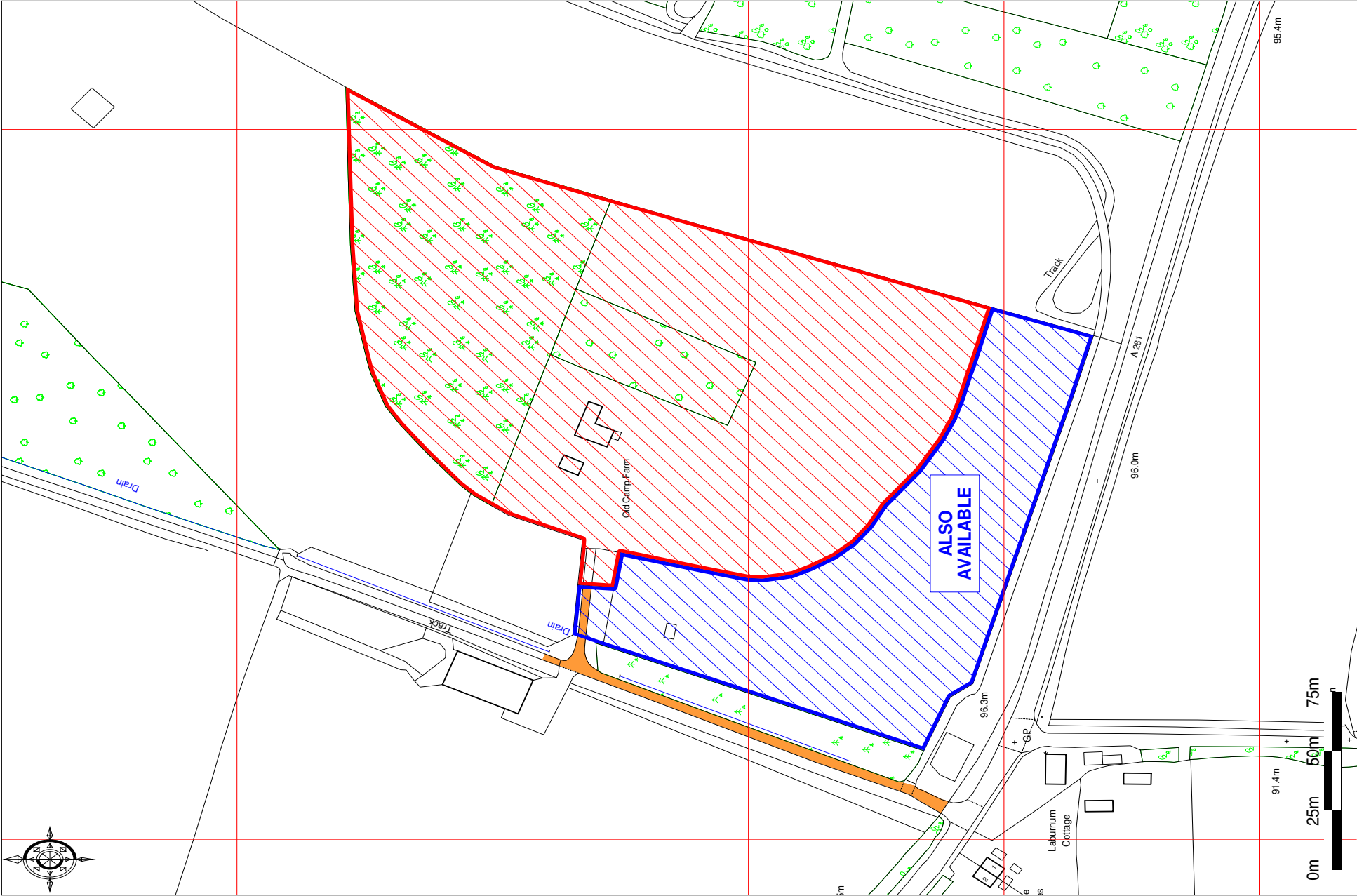
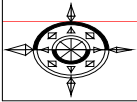
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

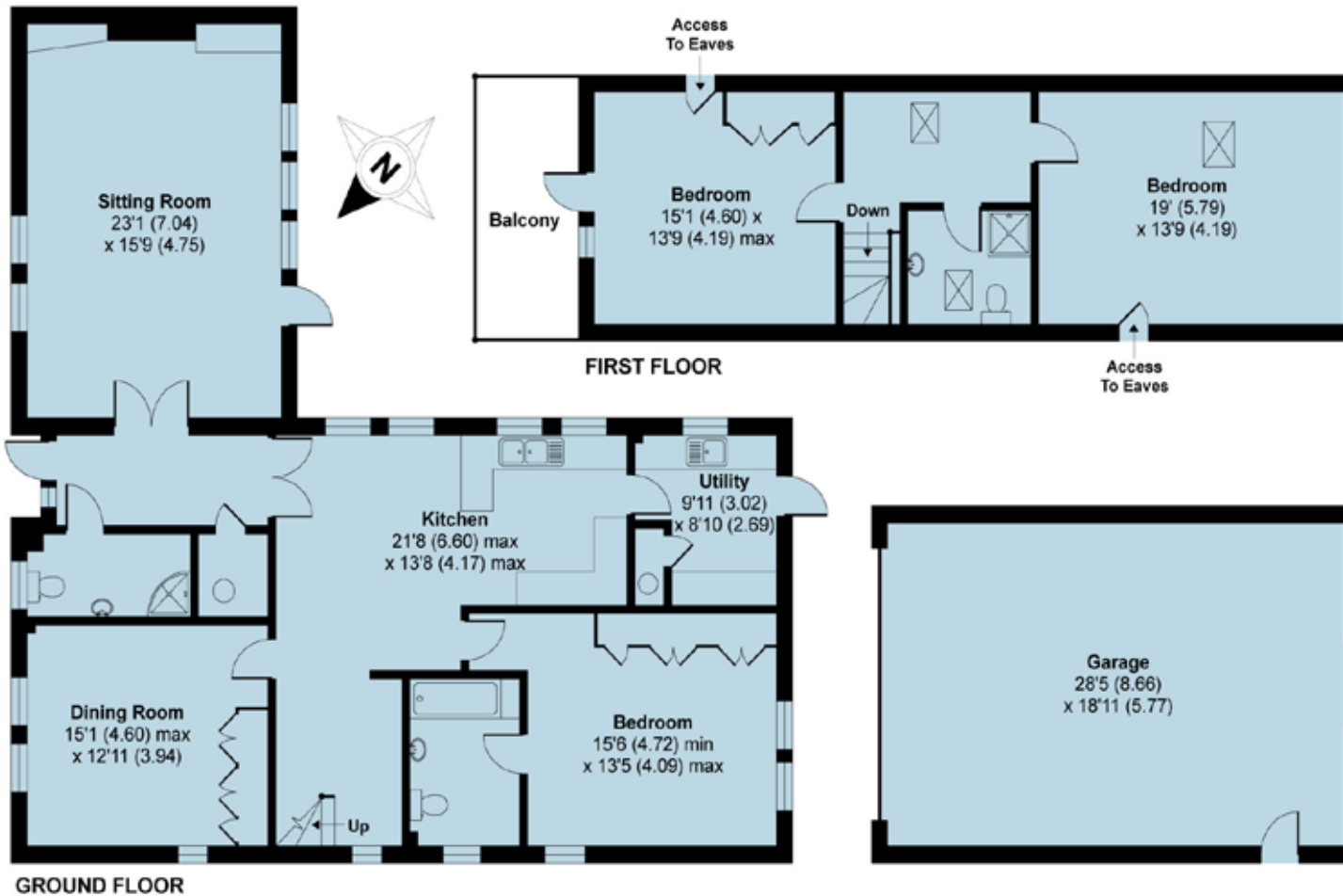
London
Mayfair Office

mayfair@batchellermonkhouse.com



Old Camp Farm, Brighton Road, Monks Gate, Horsham, RH13 6JD

APPROX. GROSS INTERNAL FLOOR AREA 2135 SQ FT 198.3 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Batcheller Monkhouse REF : 221667

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NOTE:

Batcheller Monkhouse give notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested; 5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

